



## Information and Direction to such Persons as are Inclined to America, &c.

**T**hat the value and improvement of *Estates* in our Parts of *America*, may yet appear with further cleanness and Assurance to Enquirers, I propose to speak my own Knowledge, and the observation of others, as particularly as I can; and I shall comprise under these Heads,

- I. The Advance that is upon Money and Goods.
- II. The Advance that is upon Labour, be it of Handicrafts or others.
- III. The Advance that is upon Land.
- IV. The Charge of Transporting a Family, and fitting a Plantation.
- V. The way the Poorer sort may be Transported, and Seated, with Advantage to the Rich that help them.

*Viz* The easier and better provision that is to be made there for posterity, especially by those that are not of great Substance.

*VI.* What *Uncultivated Goods* are fitting to carry for Use or Profit.

For the first, Such Money as may be carried, as pieces of eight, advances Thirty, and Goods at least Fifty per cent. Say I have 100 *l.* stock, If I am but six in Family, I will pay my Passage with the advance upon my money, and find my hundred pounds good in the Country at last. Upon Goods, well bought and sorted, there is more profit: but some money is very requisite for Trade sake; for we find it gives Goods a better Market; so that considering the great quantity of Goods already carried, it were not amiss at present, if one half were in Money, and the other in Goods.

Thus in General. But it particularly encourages Merchants, because the profit by advance, is seldom less than 50 *l.* sterl. per cent, which is very considerable; and we have already got some things for returns, as *Skins, Furs, Whale-Oyle, Tobacco, &c.*

*II.* For Labour, be it of Handicrafts, or Others, there is a considerable Encouragement by advance of price, so what is here, because the Goods manufactured there advance equal to those the Merchant sells, and where Provision is at least as cheap, and there is such additional gain, to the first gain of Handicrafts here (of whom the Merchant buys) the American Handicraft must have an extraordinary time of it. The like may be said of Under Labourers for some time, 'till the Country be better replenished with people.

*III.* The Advance upon Land is Encouraging, which will be best apprehended by an English understanding; in comparison with the Lands of England, that he is familiarly acquainted with.

If 500 Acres of *wild Land* there, indifferently chosen, will keep as many Milch Cows, or fat as many Bullocks for the Market in Summer, as 50 Acres of improved Land in England, as chosen aforesaid, can do; then by computing the value of the Summers Grass of such fifty Acres of Land here, we shall the better find the value of 500 Acres of Land in *America*; for within that compass, the same quantity of Cattle may be well kept. Admit this then, that the Summers Grass of 50 Acres of middling Land in England, is worth 15 *l.* I conceive that makes 20 *l.* which is the price of the Inheritance of the 500 Acres, no dear Purchase. The cost to go thither

is no Objection, because it is paid by the *Advance* that is upon the Money and Goods at the rate aforesaid. If the hazard of the Seas be objected, we see that the *five hundredth* Ship using those parts, does not miscarry, and the Risk is run for themselves only. However, except in Winter, passages are pleasant, as well as safe.

But this Comparison draws an Objection upon us that must be obviated. *What becomes of your Stock in the Winter?* I say our Woods usually keep them for the Market till December, and unless it be a more then ordinary Winter (which is observed to happen but once in four or five Years) or that they are young Stock, or Cattel big with Young, they mostly thift for themselves. But if Fodder be wanted, we have a supply by Hay, we mow in the Marshes and Woods, or the Straw of the English Grain we use, or the Tops and Stalks of Indian Corn, and sometimes that it self; a Thing *beary, and easily ras'd*, and is good to fat as well as keep, and answers to Oats, Pease, Beanes and and Feiches here, tho we have of them also.

This Schem of *Grazing* and keeping of Stock, may inform Inquirers what the Woods and unbroken Lands of those Countrys in some sort will do, in proportion to Lands here, allowing equally for Care and Fodder on both sides.

To be short, the produce of Wild Land there in this respect, is within less than ten to one, of what our cleared Land is here, and the purchase here, is an hundred to one Dearer, which must needs make *American Lands* no hard Bargain to the Purchasers.

Now for clearing our Wood-Lands in order to corn; the difficulty is not so great as is imagined; our Trees, being not so thick, or not so burdensome, but that four hands, in four months time, may easily clear five and twenty Acres for the Plow; which, at 15 d. English per Day, for each hand comes to twenty five shillings per Acre. The encrease of which, is with less then half the seed, at least equal to the improv'd Land of England. Add to this, the ten pence which buys the fee of an Acre undear'd and an Acre of Land, producing the like quantity with English Ground, shall cost 1 l. 5 s. 10 d. which at eight years purchase, ought to yield three shillings two pence three farthings per Annum. Now, where it brings an increase equal to Land of ten shillings per Annum in England, and what it produces, yields not, at present, a less value, the advantage is almost four to one, which I conceive is no inconsiderable advance.

Having given this general account of Lands in those parts of America, which for Variety of Earth, and Number of Fountains, falls not short, in my Opinion, of any Country I have seen in Europe; I shall in the next place, for their help and Direction that intend thither.

#### IV. First, Set down the Charge of Transporting an ordinary Family.

Secondly, The Method and Charge of their settling a Plantation when there, which will serve for all Ranks, proportion still considered. I will suppose my self worth but one hundred Pounds.

	l.	s.	d.
For my Self, Wife, and two Men Servants at 5 pound per head, and one Child of ten years old, 50 s. (for to that age Children pay no more)	}	22	10 00
For a Tunn of Goods, each a Chest gratis,		02	00 00
For the Ship Doctor, per head 2 s 6 d.		00	12 06
For 4 Gallons of Brandy and 24 pounds of Sugar for the Voyage.		01	00 00
For Cloaths for my Servants, each 6 Shirts, 2 Waistcoats a Summer and a Winter Suite, one Hat, 2 pair of Shooes, Stokins and Drawers.		12	00 00
		38	02 06

When

When it pleases God we are well arrived which I suppose to be about the first of *October*, the first thing is to get a *Lodging* in some Town or Village at hand, for my Family and there stay one Week, and take something for our health, refresh our selves and advise where to settle, if my Land be not already fixt: This done, I take my two men and go to my Lot, which is, say *five hundred Acres*. I lodg them at the next Village, or House to the place, and then go to felling of Trees, proper for a first House, which will very well serve for the presented occasion, and afterwards be a good out House, till plenty will allow me to build a Better.

To build then an house of thirty foot long and eighteen foot broad, with a Partition near the middle, and an other to divide one end of the House into two small Rooms, there must be eight Trees of about sixteen Inches square, and cut off, to Posts of about fifteen foot long, which the house must stand upon, and four pieces, two of thirty foot long, and two of eighteen foot long for *Plates*, which must lie upon the top of those Posts, the whole length and breadth of the House, for the *Girts* to rest upon. There must be ten *Girts* of twenty foot long, to bear the Loft, and two false *Places* of thirty foot long to lie upon the end of the *Girts* for the *Rafters* to be fixed upon twelve pair of *Rafters* of about twenty foot, to bear the Roof of the House, with several other small pieces; as *Wind-beams, braces, Studs, &c.* which are made out of the Waste Timber. For covering the House, Ends, and sides, and for the loft, we use *Clabboard*, which is *Rived Feather-edge*, of five foot and a half long, t'at well drawn, lyes close and smooth: The lodging Room may be lined with the same, and fill'd up between, which is very Warm, These houses usually endure ten years without Repair.

For the Carpenters work for such an House, I and my Servants assisting him, together with his Diet.

For a Barn of the same Building and Dimensions.

For Nails, and other things to finish both

The lower floor is the *Ground*, the upper *Clabboard*: This may seem a mean way of Building, but 'tis sufficient and safest for ordinary beginners. 'Tis true, some of our folks have exceeded much even in Villages; but how worse they were in it, is the Question: An ordinary House, and a good Stock, is the Planters Wildom; Else, some of our Neighbouring Provinces, improv'd by persons, whom necessity had made ingenious and provident, had not succeeded so well as they have done. Howbeit, if better are desired, people may have them futable to their abilities.

This House may be finished by the middle of *November*, the Barn by the *Spring*, but there being little use for it, till the next fall, it may be built at leisure, and the Winter employ'd to clear Land for the *Spring*, by which time, they may easily have clear'd fifteen Acres.

The *Spring* come a stock must be bought.

For three Milch Cows and Calves by their sides.

For a Yoke of Oxen,

For a Breeding Mare,

For two Young Sows and a Boar,

Here will fully come in our Years Provision.

To each person of the Family 5 Bushels of Indian Corn at 2 s. per Bushel, and 5 Bushels of English Wheat at 3 s. 6 d. per Bushel, which comes for five persons to.

l. s. d.  
3 07 00 00

05 00 00

03 10 00

l. s. d.

10 00 00

08 00 00

05 00 00

01 10 00

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24 10 00

l. s. d.

3 08 07 00  
For

( 5 )

For two Barrells of Molasses, for Beer.

03 00 00

For Beef and Pork, at a 120 pounds per head, and 2 d. per pound

05 00 00

For 5 Gall. of Spirits, at 2 s. per Gall.

00 10 00

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16 07 06

I fall now to the Land I have clear'd to Plant, upon which, with Gods ordinary Providence, a Crop may be thus made of divers Grain, viz.

The three Working hands may Plant and tend, especially with a little help of the Woman and Boy 20000 Indian Corn Hills. which generally make about 400 Bushels, which at 2 s. per Bushel come to

l. s. d.  
40 00 00

They may sow eight Acres; half with Summer Wheat, and half with Oats, which computing at 15 Bushels per Acre, there will be 120 Bushels of both, and Oats at 2 s. per Bushel, and Wheat at 3 s. 6 d. per Bushel, come to.

} 16 10 00

To Indian Pease

01 10 00

To Gallavances and Paratoes

01 10 00

(a tollerable encrease)

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59 10 00

By this time the Year is brought about, and October is come again. Let us see now what we are Worth.

## Planter Debitor.

To Passage and Cloaths for my Servants, being part of my first Principle.

l. s. d.  
} 38 02 06

To two months Lodging till an house be built

01 00 00

To an House and Barn

15 10 00

To Provisions for one Year for the Family

16 17 06

To a Stock in Cows, Oxen, Swine and a Mare.

24 10 00

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96 00 00

Rest Due 04 00 00

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100 00 00

## Per Contr. Creditor.

By the remaining part of my 100 pounds

l. s. d.  
04 00 00

To the advance of five and twenty. per Cent. upon thirty pounds worth of goods to bring them to the sterling value of money

} 07 10 00

By an House and Barn worth together with the assistance the Carpenter had

} 30 00 00

By 15 Acres of Land Clear'd

18 15 00

By Corn and Grain, being the produce of this years Crop

59 10 00

By the stock, as good as when Bought,

24 10 00

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144 05 00

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With

With the overplus of the Grain I have, to what I want, I furnish my self the ensuing Year with two Barrels of Molasses, two of meat, and two of Fish, to save my young stock; and proceed to clear more Land for *Indian Corn* and *Oases*, and Employ the other Land to *English Wheat* and *Barley*: A *Garden Plot*, next the House, and an Acre in an *Orchard*, follow of course. And thus I end with my settlement of a Plantation, leaving the *Planter* to live by his industry and encrease, and make what he can of the rest of his five hundred Acres, and that for the sake of this very settlement, is in reputation worth, *three times more than it was*.

For those that have greater abilities, and aim at better settlements, they have the means in their own Hands, and the People of the Country skill enough to answer their desires, be it in fine *Timber* or very good *Brick Buildings*. But for the *Poorer* sort, that either can but just transport themselves, or that are not well able of themselves to do that, I shall for the encouragement of such, as well as of those that shall assist them, propose my former Methods somewhat better explain'd.

V. The way the *Poorer* sort may be transported, with advantage to the *Rich* that help them, is thus;

In the first place, there are such as are able to transport, themselves and Families, but are unable to build or stock themselves when they are there; others that have not enough to transport themselves and Families, and such will come under a different Consideration.

The first of these may be entertained in this manner, Say I have 5000 Acres I will settle *Ten Families* upon them, in way of Village, and build each an house, an out-house for Cattle, furnish every Family with stock; as four *Cows*, two, *Sows*, a couple of *Mares*, and a yoke of *Oxen*, with a *Town Horse*, *Bull* and *Boar*; I find them with Tools, and give each their first Ground-seed. They shall continue Seven Years, or more, as we agree at, *half encrease*, being bound to leave the Houses in repair, and a *Garden* and *Orchard*, I paying for the Trees, and at least twenty Acres of Land within Fence, and improved to Corn and Grass: The charge will come to about sixty pounds English for each Family: At the seven years end, the Improvement Will be worth, as things go now, 120 *l*. besides the value of the *encrease* of the Stock, which may be near as much more, allowing for casualties; especially, if the People are honest and careful, or a man be upon the spot himself, or have an Overseer sometimes to inspect them. The charge in the whole is 832 *l*. And the value of stock and improvements 2400 *l*. I think I have been modest in my computation. These *Farms* are afterwards fit for *Leases* at full Rent, or how else the Owner shall please to dispose of them. Also the People will by this time be skilled in the Country, and well provided to settle themselves with stock upon their own Land, which shall be a thousand Acres their *Landlord* will give them, which is own hundred to each Family, in some part of his five thousand Acres, they only paying for the same ten shillings yearly, which is a shilling for each Family.

The advantage of this way, is chiefly to those that go, for as the benefit seems greater, so is the hazard, by loss or embezzlement of stock, unless one were present, or a diligent and honest Overseer there: But those that design going, and have money, and aim to live with most Ease, cannot do better; for the *half encrease* of the stock and labour of those Families will supply them with Provisions; so that they need not, 1091, in a way, they are perhaps unacquainted with, for their accommodations of life. And if *half encrease* be thought a way too uncertain, it may be brought to a certain value, by paying a yearly Rent for such stock as aforesaid.

The other sort of *poor* people may be very beneficially transported upon these terms:

Say



Say I have 5000 Acres I should settle as before, I will give to each Family 100 Acres, which in the whole makes 1000; and to each Family thirty pounds English, half in hand, and half there, which in the whole comes to 300<sup>l</sup>. After four years are expired, in which time they may be easie, & in a good condition, they shall each of them pay five pounds, *and so yearly for ever, as a Fee-farm rent*; which in the vvhole comes to 50<sup>l</sup>. a Year. Thus a man that, buys 5000 Acres may secure and settle his 4000 by gift of one, and in a vvvay, that hazard and interest allowed for, amounts to at least ten per cent. upon Land security; besides the value it puts upon the rest of the 5000 Acres, which will be, for that reason, really vvvorth three times as much as before. In these Families I propose that there be at least two *working hands*, besides the wife, vvwhether son or servant; and that they oblige vvhat they carry; and for further security bind themselves as servants for some time, that they vvill settle the said Land accordingly, and vvhen they are once seated, their improvements are security enough for the Rent.

There is yet another expedient, & that is, give to ten Families 1000 Acres for ever, at a small acknowledgment, and settle them in vvvay of Village, as before; by their seating thus, the Land taken up is secured from others, because the method of the Country is answered, and the value such a settlement gives to the rest reserved, is not inconsiderable; I mean, the 4000 Acres; especially that vvvhich is *Consignous*: For their Children vvhen grown up, and Handicrafts vvill soon covet to fix next them, and such after settlements beginning, at an Improved Rent in Fee, or for long Leases, on small Acknowledgments, and good Improvements, must advance the vvhole considerably. I conceive any of these methods to issue in a sufficient advantage to adventurers, and they all give good encouragement to feeble and poor Families. Now I know some think this looks a little hard upon the People that are to pay the said Rent, the thing that is most contrary to my inclinations, as vvell as design in making this proposal. But I am of another mind; for in Ireland, money bears the Interest of ten per cent: Thirty pounds then, will deserve three pounds a Year, three Years Interest makes 9<sup>l</sup>. The 100 Acres surveyed & Patented are worth 8<sup>l</sup>. at least, for that is one of the lowest prices Purchasers sell again at. The Interest of this 8<sup>l</sup>. for three Years at ten per cent, is Eight and forty shillings; there is also three shillings for three years rent. Now put the thirty, the nine, the eight, and the two pounds eight shillings, and the three shillings together, and there vvill be forty nine pounds eleven shillings, vvvhich vvants but nine shillings of fifty pounds, and you advance no more then money does in Ireland, that is nearer home, and an improv'd Country. to vvvhich add, the hazard that is Run, in this vvvay, above a double Bond for the payment of the fifty pounds in Ireland; for the ship perishes, my money is gone, if the man or vvorking hands Dye, I have a Charge instead of a Revenue that vvill follow me; vvvhich plainly evidences that the proposition is not grievous, but reasonable and charitable too, and especially vvhen we consider that Sixty five Days out of the Year, at eighteen pence by Day, vvill, vvithin half a Crovvvn, pay the Rent, and as he has three Hundred to himself. Nor is this all, he is come to a Country vvhere Lands is cheap, and does Rise, and vvhere those that have hands cannot but live, and in a vvvay too, not subject to the Contingencies & decays of Trades; for as b<sup>o</sup>vv the ground none can fall, so here every one falls upon his ovvn; vvvhich brings me to the Sixth Particular, about the benefit these Countries bring to Pottery.

VI. There is another and better provision to be made there for posterity, especially of such as are not of great substance. I never thought, but mere Trades vvould do as vvell here as there, but vvhen People have gain'd something here by their ingenuity and Toyl Gay

1000 l. how much Land will that buy here, and how much income will that fetch; perhaps 50 l. per Ann. on Bond, or 40 in Land, which at ten shillings by the Acre, comes to fourscore Acres. This, to bring up five Children, Feed, Cloath, School, and Portion them, will be very scanty; but then, what will this do to Estate their Children, and so forward.

Now in America, a thousand Pounds discreetly laid out, is an Exchequer to a family. I will suppose I have one hundred Pounds in Land, which contains 3000 Acres. This I stock, to half increase, for 360 l. upon this half increase I live well, till my Children are of age. By this time at least, the Tennants Term is up, and I place my Children in those Tennements, with a proportion of stock, without Portions or Rents to pay: Each has 500 Acres, besides my five hundred after my decease. If each of them have five Children, there is an hundred Acres apiece for them, besides the 500 Acres I leave them; and if any take to Trades, the rest have the more Land. By this time, an hundred Acres may be reasonably presum'd to be worth as much as a 1000 was in their Fathers time, and it must advance yet: All improv'd Countries teach us this. Now this is a way of putting people into the natural Channel of life to wit, Agriculture, and of Adjourning care for posterity to the Fourth Generation. Let it be remembered that there is but 360 l. expended of the 1000 l. so that to carry me and my Family, and settle us in some proportion to our degree, as also to Traffick and increase portions, there rests 640 l. Now if a 1000 l. in Europe, cannot have so natural an increase, free of those Contingences that other means of life are subject to, I conceive America somewhat a better place for the good of Posterity, especially of such as are not wealthy, or have many Children, that they would nor should too unequally live and be provided for.

VII. Now as to what Utensels and Goods are fittest to carry for use and profit, I say, in general, all things relating to Apparel, Building, Householdstuffs, Linendry, sewing and Filling: but for Particulars, English Woollen, and German Linnen, as ordinary Broad-Clothes, Keresies, Serges, Norwich-stuffs, some Duffels, Cottons & Stroudwaters, for the Natives, and white and blew Ozenburgs, Shoes, and Stockins. Buntons, Silk, Thread, Iron Ware, especially Pelling Axes, Hoes, Indian Hoes, Saws, Frames, Drapery, Kives, Nails, but of 6. d. and 8. d. a treble quantity, because they use them for shingling, or covering of Houses. Powder and Lead are often wanted for the Woods, in Winter, for Water Fowl that are very numerous. There are lesser things that will be convenient to carry; but being trivial in themselves, and what People can hardly miss to think upon; I shall close this Information and direction with my usual Caution, and good Wishes. Let none be Hasty or Presumptuous. The even Humble Temper will best endure the difference of the Change either way. A Wilderness must want some things improv'd Countries do enjoy; but Time and Labour will reprice, where Industry sooner makes an Inheritance. And tho we have not the Ornaments of Life, we want not the Conveniences; and if their Cost were put in Ballance with their Benefit, the World would be greatly debtor on Account. If then we have less of Art, we have more of Nature; and the Works of God are the objects for meditation and Delight; then the Inventions of men. It vain do we admire the First and Simpler Ages of the World, and stile them Golden, while we object against America's Rusticity and Stink.

I will say no more, but if Jacob dwelt in Tents, and Herds and Flocks were his Revenue, a Life-like his should be no stop with those that love his Plainness and Integrity. I beseech God it may be so with them that go, and I am sure they will not have much Reason to repent their Change.

FINIS.